

Financial,
Manufacturing,
Real Estate.

THE DISPATCH FOUNDED 1860.
THE TIMES FOUNDED 1856.

The Times

INDUSTRIAL SECTION

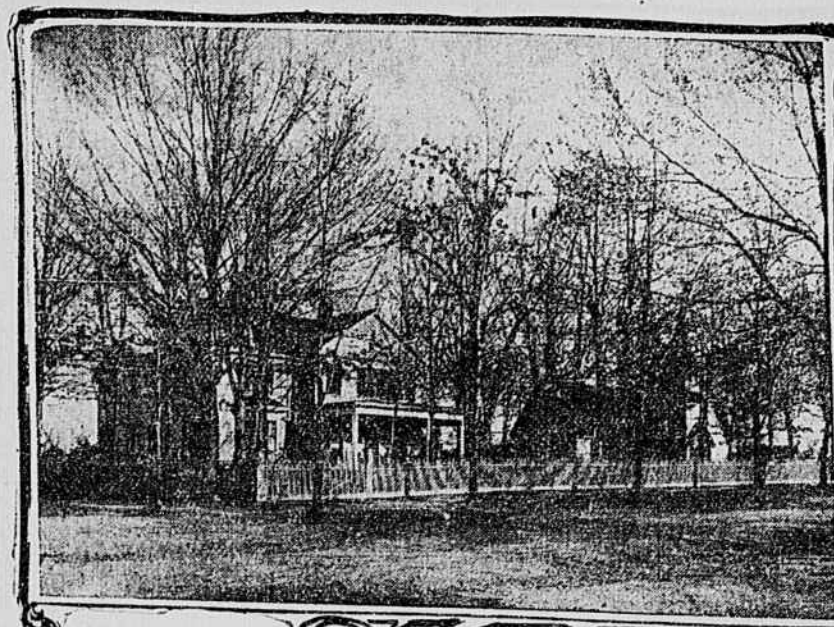
Dispatch

Want Ads.,
Agriculture,
Commerce.

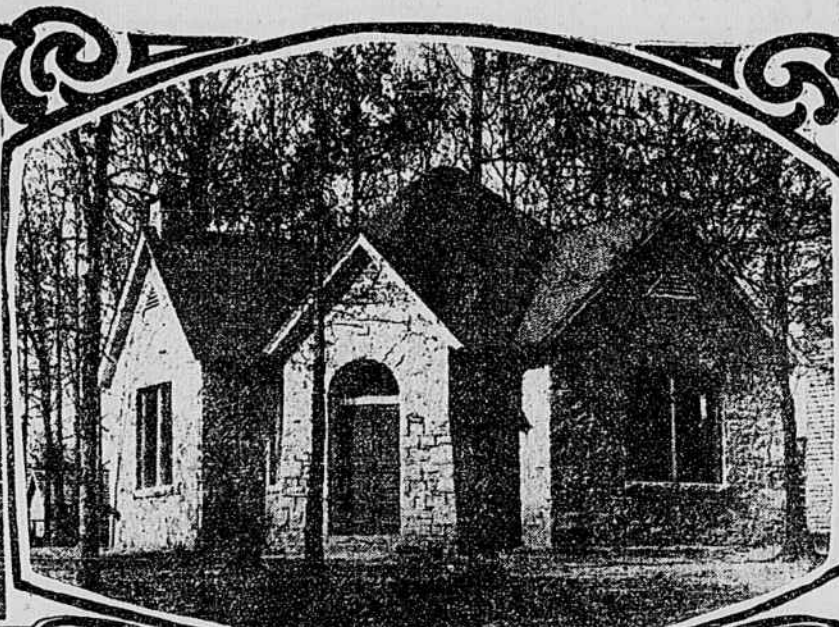
RICHMOND, VA., SUNDAY, APRIL 28, 1912.

PRICE FIVE CENTS.

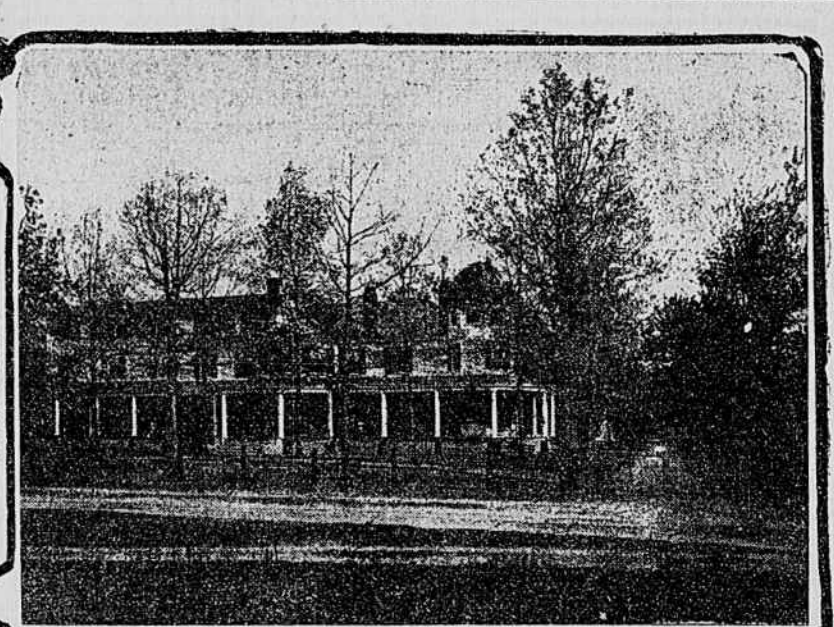
CHARMINGLY BEAUTIFUL BON AIR



Home of Polk Miller and Presbyterian Church.



Hazen Memorial Library.



The Bon Air Inn.

LOVELY BON AIR COMES TO FRONT

Beautiful Village, Long
Noted for Good Water
and Healthy People.

NEW COMPANY IS
NOW AT THE HELM

Car Line Being Rushed to Completion To and Across New
Free Bridge—Automobile
Road Building to Make Complete Circuit—Great Future for Bon Air.

BY FRANK S. WOODSON.

Beautiful, charming Bon Air, the lovely village on the granite hills in Chesterfield county, eight miles from Richmond, never was lovelier than it is now in its new spring garb, and the good people out there never tire of sounding the praises of the village they love so well. They will grow eloquent in telling one of the thousands of sweet songs that come from their hearts in the blooming dogwood trees, in the soughing pines, the giant oaks and the tall hickories in the morning. These people grow earnest and philosophic when they begin to sound the praises of the superior water, with its strong lithia strain, that comes as cold as ice from wells that have been made way down through granite walls to a great depth; of the health-giving lime that forms great forests all around and about the village; of the soft granite formations through which the rains disappear so soon after they fall, and the perfect drainage and the great altitude of the place and the pleasant breezes that make the summer nights so conducive to health that the only physician who has ever put out his shingle there had to move to Richmond as his chosen profession a living in his chosen profession. Yes, the Bon Aires love to tell of all these things, and one reason why they love to repeat the story on the slightest provocation is because they can tell it all and much more that it good to tell without ever straining the east iron truth in the least.

A Bit of History.
Bon Air has an interesting, an almost romantic history. It is located on a ridge on the Southern Railway eight miles from Richmond. The height of the ridge above tide water is 350 feet, and the civil engineers tell me that on no other railroad out of Richmond can the same elevation be attained in less than forty or fifty miles from the city. The topography of the country around the ridge is such that the ridge is a natural drainage for the village and the region round about, and the geological formation is such that the rainfall of summer showers and winter downpours is quickly absorbed, leaving no disagreeable dampness and no mud in the streets and roads. The ridge within the village precincts and for miles around is timbered with pine, oak, hickory, elm, poplar and dogwood, giving abundant shade, and those, pines, the doctors say, are a tonic.

Away back in 1875 or '76, the late Dr. Hunter McGuire spent a week with a friend out in the woods near where the village now is, and he was so impressed with the location with reference to health that he determined to make fuller investigation. The result was he declared it to be an ideal place for a health resort, and he at once proceeded to get some of his friends of means to make an investigation with him.

In 1877, Dr. McGuire, the late Colonel A. S. Buford, P. W. Grubbs, T. C. McRae and Samuel Pulliam bought the acreage that is now Bon Air. Later on other men with big bank accounts became interested and more acreage was bought. Among these were General T. M. Logan, Joseph Bryan, James B. Pace, John P. Branch and others, whose names do not occur to me just now, and the Bon Air Company of Virginia was organized. A hotel with an annex was built, a dancing pavilion erected, and Bon Air became a most popular summer resort.

In 1879 the village was laid off.

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ON TO RICHMOND; LINCOLN HIGHWAY

Proposed Memorial Road Would
Not Be a Memorial Going
to Gettysburg.

IT MUST COME TO RICHMOND

It Will Make Two Great Capitals One—A Really Patriotic Proposition.

"Southern Good Roads" is the name of a splendid monthly magazine devoted to highway and street improvement, and published by H. B. Varner, at Lexington, N. C. In a recent number of Southern Good Roads there is an editorial headed "On to Richmond," which while it carries a few sentences that will not sit well on the stomachs of some veterans of the War Between the States, will be generally approved and even applauded in those parts. Here is the editorial:

"The proposal to build a great highway as a memorial to Abraham Lincoln has been received the country over with the enthusiasm that it deserves; there has been only one objection raised, and that does not apply to the plan, but to the location of the proposed highway. Congress has been urged to build a memorial road to Gettysburg, and it has been pointed out that that would not be a fitting monument to the great President because only a very small proportion of his countrymen would ever see it. The objection is well taken; if we are going to build a road as a monument, let it run somewhere. Gettysburg has no sentimental or historic interest whatever except as a battlefield, and it can easily be reached by rail, whereas if the road turned south it would traverse a country rich in legend and tradition relating not only to the struggle between the states, but to all the glorious record of the nation that Lincoln loved so well.

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HOME CANNERIES MONEY-MAKERS

How Virginia Farmers and Their
Wives May Pick Up Good
Pin Money.

CAN FRUITS AND VEGETABLES

Home-Made Goods More Attractive
to City Consumers Than
Factory Stocks.

J. J. Casey, a successful Southern farmer and an able writer on industrial and agricultural subjects, writes an interesting letter to the Inland Farmer on the subject of "Home Canning." It is a timely subject and one in which Virginia and North Carolina farmers are just now very much interested. Mr. Casey says:

"When the first large canning factory was introduced in America many years ago, they began using the tin cans instead of the glass jars. The home canners believed at this time that only the large factories could put up fruit and vegetables in tin cans, as they supposed the art of quick operation mechanically was necessary. This quick operation of canning has, however, but little to do with the keeping of the fruit or vegetables.

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JAPS ARE COMING; INVADING TEXAS

Japanese Rice Planters and
Truck Farmers in the
Lone Star State.

SOME HAVE BIG MONEY

Oriental Prefer to Grow Rice,
but Rapidly Catching Onto
Other Things.

BY W. J. LAUCK.

During the past ten years a considerable number of Japanese have settled in Texas as farmers or farm laborers. They have devoted themselves principally to rice-planting or truck farming. The greater number have been the graduates of Japanese high schools, and have been able to speak English. Practically all of Texas Orientals have brought money with them. Six heads of families were found by the United States Immigration Commission to have had when they came to Texas between \$500 and \$2,500; eight had between \$2,500 and \$5,000, and four had over \$10,000.

The increase in the Japanese in Texas as compared with other foreign-born elements in the population has been slow. According to the United States census returning there were only three persons of this race in the State in 1890, and only thirteen in 1900. The total Japanese population of Texas three years ago was estimated by the Japanese Mission Annual to be 84 men, 9 women and 10 children, or an aggregate of 103 persons. They controlled 1,415 acres of land.

Property Now Owned.
At present, according to the figures furnished by the Japanese themselves, they operate twenty-five farms, aggregating 12,612 acres of land owned and 2,416 acres leased, having a total valuation, including land owned, buildings, machinery, tools, animals, etc., of \$501,765, upon which there is an indebtedness of \$211,909, leaving a total net equity of \$289,856. The average farm is 210 acres and the median farm 272 acres in extent. Seven farms are leased with an average of 219 acres each. The farms owned average 511 acres in extent.

Of the land now owned or rented, all the farms have at least one-half of their acreage tillable, and 57 per cent have three-fourths or more tillable, while of the first land purchased or rented only 18 per cent had a similar percentage of tillable land. No better testimony could be offered to show the ease with which this people have adapted to the conditions of the country and the preparation for irrigation and put into cultivation when there is sufficient energy and capital behind the enterprise.

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VIEWS AND NEAR VIEWS; HINTS AND SUGGESTIONS

Williamsburg-Jamestown Good Road—Dollar
Dinner Heard From—More Farm Demonstration Work—Home Cannery Hint—Pace the
Hill City Set—Other Mild Suggestions.

BY FRANK S. WOODSON,
Industrial Editor.

This column is open to contributors who have something to say of a suggestive nature, and who are willing to make hints and suggestions looking to the better development of the good old States of Virginia, West Virginia and North Carolina, and who can hold their suggestions down in any one issue to from 150 to 300 words. Such communications, addressed to the Industrial Editor, will receive prompt attention.

A Virginia Example.

I want to quote from "Southern Good Roads," a widely circulated magazine, at least I am quoting from that now, but the same item in other form has appeared in various journals all over the country for the past three years, being originally taken from an article in the Industrial Section. Here is the item:

A striking example of the change which a good road will bring about in a community comes from the Old Dominion. It is related that since the construction of the Jamestown Highway between Williamsburg and Jamestown Island a farm with a good stand of timber, offered before the road was built for \$3,000 without a taker, was sold soon after the road was completed for \$8,000. Since then the owners have been hauling 1,500 to 2,000 feet of lumber with two mules, where before it was impossible to haul more than 600 feet.

The facts concerning that Jamestown-Williamsburg road, since obtained from the records of Court Clerk Gledhill of Williamsburg, and published them three years or more ago, have been used by speakers all over the country in advocacy of good roads. It is well enough to use the telling story in the above condensed form again and again. Only one farm is referred to here. Every place on the road can show a similar record.

Southward Let Them Move.

I take the following from Financial America, the leading financial authority in the country:

"While we are passing restrictive immigration laws, which undoubtedly are intended to benefit us, but which may operate to exclude many desirable immigrants of the laboring, particularly the agricultural, class, who may be referred to here. Every place on the road can show a similar record.

among the farmers of that region because of various unsatisfactory conditions and the moving spirit is upon them. Many of them are moving south and many more would come if the right kind of effort was made to bring them. The South, especially Virginia and North Carolina, can offer them greater inducements than can Canada, a better climate, better and cheaper lands, better social conditions, better school and church facilities, etc.

Dollar Dinner Echoes.

A Staunton friend writes me as follows: "Richmond is always setting a good example. That dollar dinner at which all business interests were gathered, not so much to eat, as to consult and confer about better business and more of it, was a great thing. I want to see Staunton follow Richmond's lead in this, as well as other matters. May I use your 'Views and Hints' column to make the hint to Staunton and other Virginia towns?"

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Greater Demonstration Work.

The conference of the Virginia and Maryland Farm Demonstration workers, held at Blacksburg a little over a month ago, was a great meeting, and one of the agents writes me that the good results are already apparent. All of the Virginia district and county agents were there and also quite a number from Maryland. From the stenographic report of the proceedings, which I have been permitted to peruse, I am sure that every agent went away from the conference with new inspiration, new energy and a stronger determination to make this year's work tell better in their respective territories than ever before. Not quite half the counties in Virginia have local agents engaged in this good work. Every county ought to have one, and every county can have one if the Board of Supervisors will make the small appropriation to help pay expenses; the small amount that the State law allows them to appropriate from the county treasury.

Hint About Home Canners.

A farmer friend of The Times-Dispatch writes that he wants to see the Industrial Section preaching more vigorously the good doctrine of home canneries, and in lieu of writing on the subject himself, he enclosed an article contributed by an expert to a Western farm journal, with the request that it be published here. It is too long for this column, but is given

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REAL ESTATE AND BUILDING NEWS

The Quick Traders a
Little at Sea Because
of Certain Talk.

SOME CASH SALES;
FARM LANDS GOING

Monument Avenue Extension
Talk Getting Somewhat Exciting—Rumors About Street
Car New Trackage a Little
Disconcerting—Good
Downtown Sales.

There was nothing blue about the real estate men last week, in fact, real estate agents hardly ever get the blues. If they have not been made enthusiastic over large and profitable sales they have been hanging big things on the string which they are dead sure to pull off in the consummated state in a few days, or think they are, and so they are always optimistic, bright and cheerful. However, it must be said that last week was by no means as active in the real estate realm as has been some of the weeks that have come and gone. In the first place the speculators or quick profit investors have been a little at sea, that is a good many of them have been. The trouble seems to be due to the many rumors in the air about Monument Avenue extension, the Union Depot business, the changes and extensions the two street railway lines are talking of making in the western parts of the city and beyond. These rumors and the uncertainty that exists as to what is really going to be done in any of those directions have put the quick investors to guessing. They would know mighty well where to strike next if the extension of the avenue was settled, and if it were definitely known that the Richmond, Fredericksburg and Potomac Railroad would not be allowed to block Richmond's prosperity, or if the Union Depot proposition had reached maturity, or the Virginia Passenger and Power Company and the Richmond and Henrico Railway Company had already determined upon the exact location of their proposed new tracks and cross-tracks in the West, but all of these things are yet up in the air, and the speculators are to a certain extent up there with them. Hence there was comparatively speaking, but little speculative animation last week. Nevertheless some far west property changed hands as will hereinafter appear.

Some Things Were Done.
Several pretty good sales of city property were made, mainly to permanent investors, and one remarkable thing is that several cash sales were consummated. I am told of an outside capitalist who has been reading in The Times-Dispatch presumably of bustling Richmond, and who came here to investigate buying a considerable slip of centrally located property and plunking down the cash. H. Selden Taylor & Co. pulled off this deal, but for reasons that are sufficient, they are for the present withholding names, location and other particulars, but it will all come out in the deeds, which will be filed this week.

Green & Reed report considerable activity in farm and timber lands. Last week they sold large tracts of timber lands in Lunenburg and Surry counties, the latter being situated near Claremont, on James River. Week before last it is firm closed up sales of two large farms to Northern, one being located in Northumberland county, and the other in Caroline county. Week before last they also closed up sales of city property and suburban property amounting in the aggregate to \$100,000. These properties were in the West End, in the central part of the city, and in Highland Park. They made several small sales of city property last week.

Various and Sundry Deals.
Richmond & Crutcher tell me of sales they made aggregating about \$25,000, which includes 257 feet on West Cary Street, near Robinson, for \$5,200, and three stores on Brook Avenue for

(Continued on Last Page.)